**RENTAL AGREEMENT**

THIS AGREEMENT, entered into this \_\_\_day of \_\_\_\_\_\_\_\_\_\_,   
by and between the Fiddletown Community Center, hereinafter referred to as "LESSOR", and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter referred to as "LESSEE".

**WITNESSETH:** That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of LESSEE, said LESSOR does hereby demise and let unto the LESSEE, and the LESSEE hires from LESSOR for use as a social hall those premises described as the Fiddletown Community Center located at 14445 Fiddletown Road, Fiddletown, CA 95629, for the following event:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**IT IS FURTHER MUTUALLY AGREED BETWEEN THE PARITES AS FOLLOWS:**

Said premises shall be occupied by no more than 180 people.

LESSEE shall not violate any county ordinance or state law in or about said premises.

That all alterations, additions or improvements made in and to said premises shall, unless otherwise provided by written agreement between the parties hereto, be the property of LESSOR and shall remain upon and be surrendered with the premises.

LESSEE shall not sublet the premises, or any part thereof, or assign this agreement without the LESSORS written consent.

Any failure by LESSEE to pay rent or other charges promptly when due, or to comply with any other term or condition hereof, shall at the option of the LESSOR forthwith terminate this tenancy.

LESSEE shall keep and maintain the premises in a clean and sanitary condition at all times, and upon termination of the tenancy shall surrender the premises to the LESSOR in as good and clean condition as when received, except for ordinary wear and tear by the elements.

LESSEE shall not mar or deface in any manner the walls, woodwork or any other part of the leased premises. All damage or injury done to the premises, property, equipment or grounds of the LESSOR by LESSEE, or by any person who may be in or upon the premises, with the consent of the LESSEE, shall be paid for by LESSEE at the time the damage or injury is inflicted.

LESSEE shall provide LESSOR a copy of an insurance policy naming the LESSOR as an "Additionally Insured" on said insurance policy.

Nothing contained in this agreement shall be construed as waiving any of LESSOR'S rights under the laws of the State of California.

This agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party notice in writing not less than seven (7) days prior to the first date of rental.

The prevailing party in any action brought for the recovery of rent or other monies due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, or to recover for damages to said property, or to enjoin any act contrary to the provisions hereof, shall be awarded all of the costs in connection therewith, including, but not limited to, reasonable attorney' s fees.

**IN WITNESS WHEREOF** the parties hereto have executed this agreement in duplicate the day and year first above written.

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| --- | --- |
| Name: Fiddletown Community Center\_\_\_\_\_\_\_\_\_  Printed Name of Business or Person | Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Printed Name of Business or Person |
| By: Picture 2\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature of Authorized Person | By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature of Authorized Person |
| Title: Fiddletown Community Center President\_\_\_ Title of Person Authorized to Sign | Title: Fiddletown Community Center President\_\_\_ Title of Person Authorized to Sign |
|  | Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |